
**DOVER PLANNING AND ZONING COMMISSION
MINUTES
AUGUST 2, 2018**

DOVER CITY PLANNING AND ZONING COMMISSION MEETING

Dover Council Chambers
699 Lakeshore Ave., Dover, ID

P&Z COMMISSIONERS IN ATTENDANCE:

☐ Marilyn Becker ☒ Paul Nowaske ☒ Michael Jones ☒ Dean Johnston ☐ Kevin Johnson

STAFF/OTHERS IN ATTENDANCE:

☒ Clare Marley, AICP, City Planner

CALL TO ORDER:

Chair Nowaske called the meeting to order at 6:08 p.m.

ANNOUNCEMENTS:

Chair Nowaske announced he will be retiring from the Planning and Zoning Commission at the end of the September meeting, after serving on the Commission for 12 years.

Ms. Marley discussed training and meeting options for September and October. Those present advised they are available September 5th or September 12th for the next workshop or training, and agreed to move the hearings to October.

CONSENT AGENDA:

Approval of the June 7, 2018 minutes.

Motion: Commissioner Jones moved, and Commissioner Johnston seconded the motion to approve the minutes of June 7, 2018. The motion passed unanimously.

ELECTION OF OFFICERS:

The Chair opened nominations for the Commission Chair and nominated Commissioner Becker for Chair. The Commission discussed the nomination process.

Motion: Commissioner Jones moved, and Commissioner Johnston seconded the motion to hold open the nominations and defer the elections until the next regular meeting so those nominated can be present. The motion carried unanimously.

PUBLIC COMMENT:

No member of the public presented comments under the general public comment section.

OLD BUSINESS:

Small lot/traditional zoning discussion – The Commission called for an informal workshop to review the current zoning standards and development challenges faced by owners of the small, traditional lots in historic Dover. Two members of the public, Jim Moreland and Brett Evans, were present for the workshop discussion. Ms. Marley presented a drawing of a typical 50'x142' lot in

historic Dover, with current setbacks to illustrate potential building envelopes. She included at-scale drawings of conventional-sized homes and outbuildings so the group could visualize effects of current setbacks on typical buildings. The group reviewed the current setback standards and patterns of development in the city core. Ms. Marley provided a handout from the Environmental Protection Agency on "Design Guidelines for Small-lot, Single-Family Development," which covered reduced setbacks, increased lot coverage, and height considerations for small lots. The discussion raised the following issues:

- Potential fire danger when homes are built too close;
- Retaining vision triangles at corners;
- Recognizing some current homes are built at nearly zero lot lines;
- Determining appropriate, desired standards if/when historic homesites are re-developed;
- Whether building heights should affect side yard setbacks;
- Treatment for larger buildings and multi-family uses.

The Commission discussed suggested 15-foot front yard setbacks, varying side yard setbacks totaling 12 feet, coverage maximums, and architectural encroachments into yards. The Commission agreed to further review the small-lot handout and return the discussion to a future workshop.

File #AM13-18, RV Occupancy, Storage & Parking - An Amendment to Title 12, Chapter 6, to set standards for the occupancy, storage, and parking of recreational vehicles (RVs). The Commission scheduled the discussion item to review public testimony regarding storage and parking requirements and to determine whether any revisions should be made to the ordinance amendment prior to re-scheduling the public hearing. They also wished to review the setback proposals in the context of the historic Dover setting. The Commission heard input from Mr. Moreland on whether any setbacks should be imposed on RVs, since they are not much different from stored construction trailers or other larger vehicles. The Commission discussed the proposed setbacks and on-street parking. They proposed the following revisions to the draft ordinance:

- Section 12-6-18:
 - C1. Five feet (5') from rear and side property lines (where 10' was originally proposed);
 - C1a. An administrative exception to the rear or side yard setbacks may be granted provided the landowner adjoining the subject yard provides written consent to allow the RV to be stored closer than the required setback. (New)
 - C2: Strike: "Twenty-five feet (25') from front property line; Substitute: Up to zero front yard setback, provided vehicle is parked/stored within private driveway.

The Commission requested the amended language be returned to the September meeting for review.

Motion: Commissioner Jones moved to reschedule the public hearings to the October regular meeting of the Planning and Zoning Commission, provided the draft ordinances are ready and a quorum is confirmed. Commissioner Johnston seconded the motion. The motion carried unanimously.

File #AM12-18, Nuisances – An amendment to Title 12, Chapter 6, to include an intent statement in the public nuisance section, to define and identify as a public nuisance junk and junk yards and to clarify requirements for containment of solid waste. At the June regular meeting, the Commission requested staff incorporate language regarding excessive noise from the general

nuisance draft ordinance (Title 4) into the land use amendment and return the draft to the workshop for review.

Ms. Marley reviewed the requested changes to set quiet hours from 11 p.m. and 6:00 a.m. and to use distance from sound source as a measurement. The group discussed concerns that the regulation could affect agricultural operations, but concluded the Idaho Right to Farm law would exempt these farm or ranch noises. (The item will be moved to the October agenda, provided a quorum is assured.)

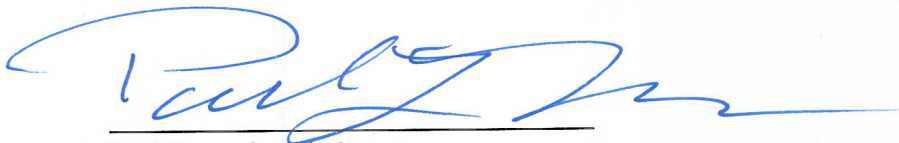
Fencing standards, DCC 12-6-12D – Ms. Marley provided copies of the current city code on fencing and a discussion paper on fencing standards. The Commission reviewed the reasons for the request to increase the fence height and discussed fencing materials and methods of measuring fence height. The Commission directed staff return a draft amendment to increase fence height to match the building code exception and to include methods to measure fences for consideration at the next workshop. Consideration of sports courts, agricultural fencing, and safety fencing would be taken up at another time when schedules allow.

Title 11, Subdivision Regulations, draft code discussion and update – Ms. Marley advised that she and the city engineer are continuing to work on street standards for future discussion. She will bring the updates to the Commission for the September meeting.

OPEN DISCUSSION: None.

MEETING ADJOURNED:

Motion: Commissioner Jones moved, and Commissioner Johnston seconded the motion to adjourn. The Chair called the meeting adjourned at 7:52 p.m. on a unanimous vote.



Paul Nowaske, Chairman